

TEXAS TRANSPORTATION COMMISSION

CALDWELL County

MINUTE ORDER

Page 1 of 1

AUSTIN District

In CALDWELL COUNTY, on State Highway 130 (SH 130), a designated controlled-access highway, the State of Texas acquired certain land for highway purposes by the instrument recorded under Vol. 572, Page 676 of the Official Public Records of Caldwell County, Texas, with denial of access to the abutting remainder property as described in the instrument.

The Manumit Investment Group LLC, the current owner of the abutting property, has requested designated access to and from the northbound frontage road of SH 130 for proposed access at one location along the property line at a new access point described in Exhibit A.

Transportation Code, §201.103, empowers the Texas Transportation Commission (commission) to plan and make policies for the location, construction, and maintenance of a comprehensive system of state highways and public roads.

Transportation Code, §203.002 authorizes the commission to layout, construct, maintain, and operate a modern state highway system, with an emphasis on the construction of controlled-access highways.

Transportation Code, §203.031 authorizes the commission to designate locations on a controlled-access highway at which access to or from the highway is permitted and determine the type and extent of access permitted at each location.

NOW, THEREFORE, the commission finds that the new access point will not compromise the mobility, safety or operation of the existing state highway facility, and designates the new access point described in Exhibit A as a location where ingress and egress are permitted to and from the northbound frontage road of SH 130.

IT IS FURTHER ORDERED by the commission that the executive director or his designee is hereby authorized to execute any necessary documents containing terms consistent with the provisions of this order.

Submitted and reviewed by:

Recommended by:

DocuSigned by:

*Mansabul Z. Ramthun*

97A2285CBBC44E3...

Director, Design Division

DocuSigned by:

*James H. Bass*

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Executive Director

115896 NOV 12 2020

Minute  
Number

Date  
Passed



**Attorney's Certificate for State Acquisition Projects  
for Extinguishing or Subordinating Part of a Denial of Access Line**

County: Caldwell  
Highway No.: State Highway 130  
District:  
Parcel No(s): 653

Date: July 22, 2019  
Federal Aid Project No.: BOR 2004(620)  
ROW CSJ No.: 3583-01-002

I, the undersigned, certify that a title investigation has been made of the real property described on the reverse side hereof or the attachment hereto, and I find from such investigation that a valid ☒ easement or right of way interest exists in said property and the Denial of Access Line and the State of Texas will ☒ extinguish ☐ subordinate said interest by proper conveyance from State of Texas to Manumit Investment Group, LLC which owns the abutting 56.691 acres which was part of the 60.866 acres parent tract out of which Parcel No. 653 was part.

Alan C. Fielder  
Attorney at Law  
119 S. Main St.  
Lockhart, TX 78644





BEING a proposed access to State Highway #130 situated in the City of Lockhart, Caldwell County, Texas and being located on the East Right of Way of the existing State Highway #130 and the West line of a tract of land called 56.691 acres and conveyed to Manumit Investment Group LLC by Instrument #122810 of the Official Records of Caldwell County, Texas and being more particularly described as follows:

**BEGINNING** at a capped  $\frac{1}{2}$ " iron pin set stamped "HINKLE SURVEYORS" at TxDot Station 3733+41.47 in the said East line of State Highway #130 and the West line of the above mentioned Manumit tract for the beginning point of this access and from which point a TxDot concrete monument found marking Station 3734+68.20 bears S 02 degrees 09 minutes 04 seconds W 135.21 feet.

**THENCE** with a curve turning to the left (East line of State Highway #130) having a radius of **5436.00 feet** and an arc length of **120.00 feet** and the chord of which bears **N 00 degrees 48 minutes 22 seconds E 120.00 feet** to a capped  $\frac{1}{2}$ " iron pin set stamped "HINKLE SURVEYORS" Station 3732+29.00 for the end of access and from which point a TxDot concrete monument Station 3728+86.62 bears N 01 degrees 45 minutes 05" W 365.22 feet.

*This description is intended to described a 120.00 foot wide access to State Highway #130 between Station 3733+41.47 and Station 3732+29.00.*

I hereby certify that the foregoing field notes are a true and correct description of a survey made under my direct supervision on June 18, 2019. **THESE FIELD NOTES ARE CERTIFIED AND ITS CONTENTS GUARANTEED FOR USE WITH THIS ONE TRANSACTION ONLY DATED THIS DATE.** Only those prints containing the raised Surveyor's seal and an original "LIVE" signature should be considered official and relied upon by the user.

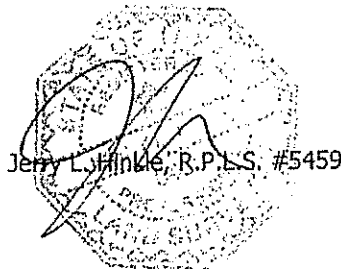
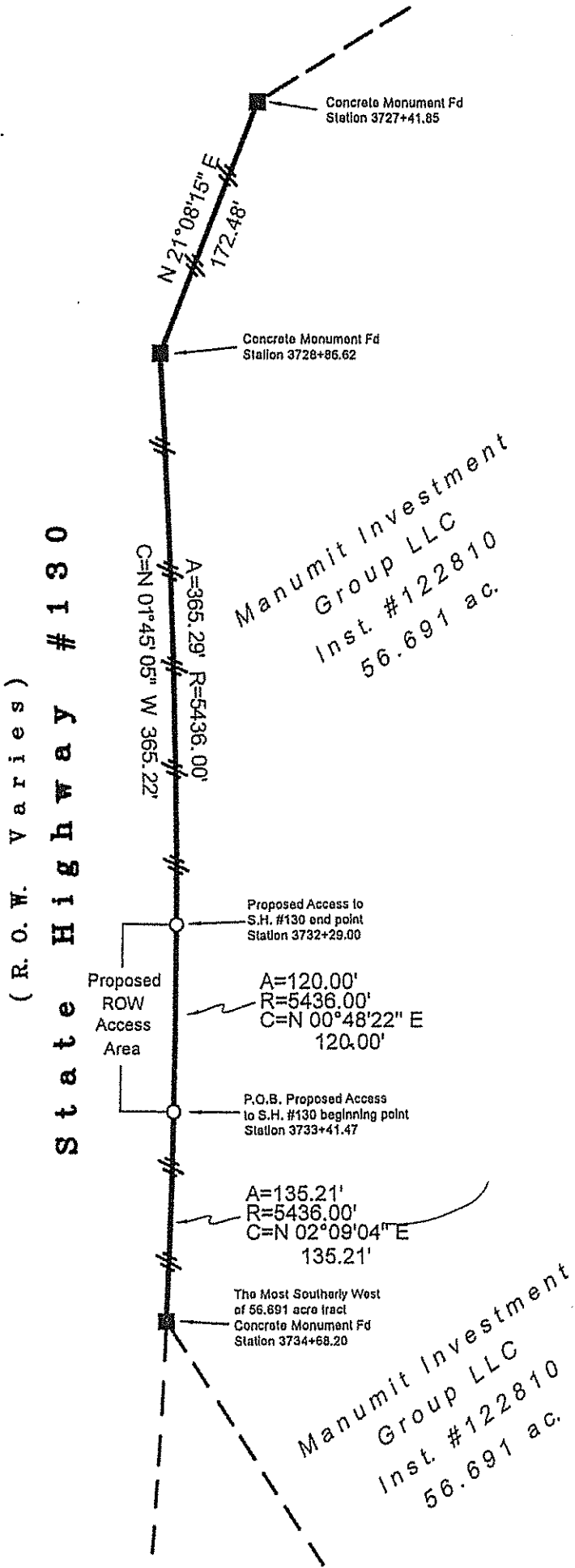


EXHIBIT "A"  
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# City of Lockhart Caldwell County, Texas

## Francis Berry Survey A-2



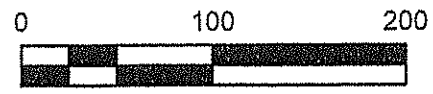
### General Notes

- 1) The following conditions, easements, right of ways, etc., could effect this parcel according to the Title Commitment provided to the Surveyor:
- 2) THE PARTY OR PARTIES THAT THIS SURVEY WAS PREPARED FOR WAS ADVISED THAT THIS PARCEL(S) COULD BE SUBJECT TO THE CALDWELL COUNTY SUBDIVISION RULES AND REGULATIONS ACCORDING TO THE TEXAS LOCAL GOVERNMENT CODE CHAPTER 232/242 COUNTY REGULATIONS OF SUBDIVISIONS.
- 3) THIS SURVEY IS FOR USE WITH THIS ONE TRANSACTION ONLY.
- 4) FLOOD ZONES SHOWN ARE APPROXIMATE AND CREATE NO LIABILITY ON THE PART OF THE SURVEYOR AND ARE BASED ON FROM A FLOOD INSURANCE RATE MAP. The property shown lies in Flood Zone "X" according to FEMA Panel #48055C0100E effective date June 19, 2012. Flood Zone "X" (AREA NOT SHADED) is areas determined to be outside the 0.2% annual chance floodplain (no special flood hazard). WARNING: This flood Statement, as Determined by a H.U.D. - F.I.A. FLOOD HAZARD BOUNDARY MAP, DOES NOT IMPLY that the Property or the improvements thereon will be Free from Flooding or Flood Damage. On rare occasions, Greater Floods Can and Will Occur, and Flood Heights may be increased by Man-Made or Natural Causes.



### LEGEND

- CAPPED 1/2" IRON PIN SET STAMPED "HINKLE SURVEYORS"
- CONCRETE MONUMENT FOUND
- // DENIAL OF ACCESS
- UNLESS OTHERWISE NOTED



Scale 1"=100'

### SURVEY PLAT

Showing a proposed 120' access along State Highway #130 in the City of Lockhart, Caldwell County, Texas. I do hereby certify that (1) the foregoing plat is a true and correct representation of a survey made on the ground under my direct supervision on June 18, 2019, (2) No Abstract of Title, title commitment, nor research or record easements were supplied to the Surveyor. There may exist easements of record which could effect this parcel. **THIS SURVEY IS CERTIFIED AND ITS CONTENTS GUARANTEED FOR USE WITH THIS ONE TRANSACTION ONLY DATED THIS DATE. THE SURVEYOR SHALL INCUR NO LIABILITY FOR ANY USE OF THIS SURVEY BEYOND THIS ONE TRANSACTION OR FOR ANY PERSONS(S) NOT ASSOCIATED WITH THIS TRANSACTION.** Only those prints containing the raised Surveyor's seal and an original "LIVE" signature should be considered official and relied upon by the user.

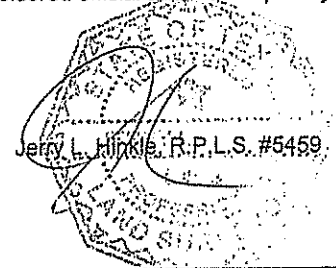


EXHIBIT "A"  
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Field Book: d.c.	Drawn By: JLH
Job No. 20191691	Drawing: 20191691.dwg
Date: June 18, 2019	Word Disk: Begin 6/2019
Surveyed By: JLH JDB	Autocad Disk: Begin 6/2019

## HINKLE SURVEYORS

P.O. Box 1027 1109 S. Main Street Lockhart, TX 78644  
Ph: (512) 398-2000 Fax: (512) 398-7683 Email: contact@hinklesurveyors.com Firm Registration-No. 100886-00